

Ringwood Town Council

Ringwood Gateway, The Furlong, Ringwood, Hampshire BH24 1AT

Tel: 01425 473883

www.ringwood.gov.uk

PLANNING, TOWN & ENVIRONMENT COMMITTEE

Dear Member

27th September 2018

A meeting of the above Committee will be held in the Forest Suite at Ringwood Gateway on **Friday 5th October 2018 at 10.00am** or at the conclusion of the public participation and your attendance is requested.

Mr C Wilkins
Town Clerk

PUBLIC PARTICIPATION:

*If required, the meeting will be preceded by a public participation period of up to 10 minutes at 10.00am. Members of the public are also entitled to speak, during the meeting, on agenda items.

RECORDING (AUDIO AND/OR VIDEO) OF COUNCIL MEETINGS AND USE OF SOCIAL MEDIA

During this meeting the public are allowed to record the Committee and officers from the front of the public seating area only, providing it does not disrupt the meeting. Any items in the Exempt Part of an agenda cannot be recorded and no recording device is to be left behind. If another member of the public objects to being recorded, the person(s) recording must stop doing so until that member of the public has finished speaking. The use of social media is permitted, but all members of the public are requested to switch their mobile devices to silent for the duration of the meeting.

MOBILE PHONES

Members and the public are reminded that the use of mobile phones (other than on silent) is prohibited at Town Council and Committee meetings.

AGENDA

1. APOLOGIES FOR ABSENCE

2. DECLARATIONS OF INTEREST

3. MINUTES OF THE PREVIOUS MEETING

To approve as a correct record the minutes of the meeting held on 7th September 2018

4. PLANNING APPLICATIONS

To consider applications and to note applications determined under delegated powers (*Report A*)

5. APPEALS

To consider whether to submit further comments in respect of the following appeals (*Report B*):-

i) APP/B1740/W/18/3204137 – 18/10173 – Land of Gorran House, 6, Butlers Lane, Poulner, Ringwood. BH24 1UB – deadline 17/10/18 – the grounds of appeal can be viewed via the link <http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= NEWFO DCAPR 204239>

ii) APP/B1740/W/18/3204836 - 17/11772 – Land adjacent to 23 New Road, Ringwood. BH24 3AU – deadline 17/10/18 – the grounds of appeal ca be viewed via the link <http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= NEWFO DCAPR 203817>

6. PROJECTS

To receive an update on projects (*Report C*)

If you would like further information on any of the agenda items, please contact Jo Hurd, Deputy Town Clerk, on (01425) 484721 or email jo.hurd@ringwood.gov.uk.

Committee Members

Cllr Chris Treleaven (Chairman)
 Cllr Tim Ward (Vice Chairman)
 Cllr Andrew Briers
 Cllr Philip Day
 Cllr Hilary Edge
 Cllr Christine Ford
 Cllr Gloria O'Reilly
 Cllr Tony Ring
 Cllr Angela Wiseman

Ex Officio Members

Cllr Tony Ring
 Cllr Philip Day
Student Advisors
 Sophie Emery
 Accalia Smith

Permission (1)	Recommend Permission, but would accept planning officer's decision
Refusal (2)	Recommend Refusal, but would accept planning officer's decision
Permission (3)	Recommend Permission
Refusal (4)	Recommend Refusal
Officer Decision (5)	Will accept planning officer's decision

The Use Classes Order: Summary	
A1	Shops
A2	Financial and Professional Services
A3	Food and Drink
B1	Business, including offices, research and development and light industrial
B2	General industrial building
B3	Special industrial: alkalis etc
B4	Special industrial: smelting etc
B5	Special industrial: bricks etc
B6	Special industrial: chemicals etc
B7	Special industrial: animal products etc
B8	Storage and Distribution
C1	Hotels and Hostels
C2	Residential Institutions
C3	Dwelling Houses
D1	Non Residential Institutions
D2	Assembly and Leisure

Schedule of Planning Applications to be considered on 5th October 2018 at 10.00am

Number	Applicant	Site Address	Proposal
18/11044	Mr Cross - Renaissance Retirement Ltd	Unit 7, Endeavour Business Park, Crow Arch Lane, Ringwood. BH24 1SF	Window alterations; signage
18/11144	Mr Humphreys - Henderson Bearings	Henderson Bearings, Crow Arch Lane, Ringwood. BH24 1NZ	Single-storey front extension
18/11152	Mr & Mrs Heathcote	10, The Mount, Poulner, Ringwood. BH24 1XX	Single-storey rear extension; change of use of garage to living accommodation and store
18/11164	Mr Wilkins (Town Clerk) - Ringwood Town Council	War Memorial, Christchurch Road, Ringwood.	Repair and maintain war memorial; repair & replace damaged stones; repoint; repair damaged lettering to roll of honour; replace second world war roll of honour (Application for Listed Building Consent)
18/11167	Mr & Mrs Davies	Arima, Hightown Road, Hightown, Ringwood. BH24 3DY	Raise ridge height; roof alterations; dormer in association with new first floor; juliet balcony; fenestration alterations
18/11178	Mr & Mrs Mackrell	16, College Road, Ringwood. BH24 1NX	Single-storey side extension
18/11197	Mr Silk	126, Northfield Road, Ringwood. BH24 1SU	Single-storey rear extension
18/11207	Mr & Mrs Pinnington	98, Northfield Road, Ringwood. BH24 1SU	Single-storey rear extension
18/11211	Mr Wilkins - Ringwood Town Council	Ringwood Gateway, The Furlong, Ringwood. BH24 1AT	Memorial Lantern to front elevation

A

Number	Applicant	Site Address	Proposal
18/11214	Mr Hogendooran	Land of Duporth, Gorley Road, Ringwood. BH24 1TJ	Bungalow; parking; demolition of existing garage
18/11224	Mr Brown	27, Parsonage Barn Lane, Ringwood. BH24 1PS	Detached garage with office (Retrospective)
18/11232	Mr & Mrs Wyatt	15, Hudson Road, Poulner, Ringwood. BH24 1XL	Two-storey side extension; first floor extension; use garage as living accommodation
18/11244	Mr & Mrs Cox	12, Morant Road, Ringwood. BH24 1SX	Roof alterations in association with new first floor; two-storey rear extension; juliet balcony; flue
18/11266	Mr Edmonds	21a, Christchurch Road, Ringwood. BH24 1DG	Installation of replacement windows
18/11267	Mr Edmonds	21a, Christchurch Road, Ringwood. BH24 1DG	Installation of replacement windows (Application for Listed Building Consent)
18/11288	Miss Mear - Whitbread	Premier Inn, Spring Lane, Ringwood. BH24 3FH	5 external lights
TPO/18/0888	Mrs Broom	8 Eastfield Court, Ringwood. BH24 1US	Prune 1 x Ash tree
TPO/18/0930	Mr Ridsdale	Crocketts, Linford Road, Hangersley, Ringwood. BH24 3JN	Fell 1 x Eucalyptus tree

Applications decided under delegated powers : to be noted

On 5th October 2018 at 10:00 am

Number	Applicant	Site Address	Proposal
CONS/18/0835	Mrs Waugh	Androse Gardens, Bickerley Road, Ringwood. BH24 1EG	Fell 1 x Silver Birch tree Prune 1 x Magnolia tree Prune 1 x Acacia tree Prune 1 x Beech tree Prune 1 x Lawson Cypress tree Prune 1 x group of mixed trees OBSERVATION 19/9/18:-Recommend Permission (1), but would accept Tree Officer's decision.

From: planning.appeals@nfdc.gov.uk
Sent: 12 September 2018 13:40
To:
Subject: Appeal received on 18/10173

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 18/10173

Planning Inspectorate Reference: APP/B1740/W/18/3204137

Site: Land of GORRAN HOUSE, 6 BUTLERS LANE, POULNER, RINGWOOD BH24 1UB

Description: Bungalow; parking; access from Croft Road; roof alterations to existing dwelling to include dormers to south & east elevations; roof lights; cropped gable; window & door alterations

Reason(s) for refusal: The proposed development constitutes overdevelopment of the site by virtue of the cramped and contrived layout, poor levels of space about the building and loss of greenery. Consequently the proposal would deplete the character of the area, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park, Ringwood Local Distinctiveness Document and paragraph 64 of the National Planning Policy Framework.

The site is extremely constrained by adjoining trees, which would shade the dwelling and the limited amount of open space about the building. Consequently the proposal would fail to provide an acceptable level of amenity space to future occupiers of the dwelling, contrary to the amenity related provisions of Policy CS2 of the Core Strategy for the New Forest District outside the National Park and paragraph 17 of the National Planning Policy Framework.

The site is extremely constrained by adjoining trees and the proposal would lead to future pressure for regular tree maintenance, due to shading of the dwelling and its curtilage, falling debris and root damage. Regular tree maintenance work would be detrimental to the public amenity value of protected trees and character of the area, contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park and the Ringwood Local Distinctiveness Document.

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

<http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= NEWFO DCAPR =204239>

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/10/2018.

If you prefer to write in, please write quoting the appeal reference to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN to arrive no later than 17/10/2018.

Ringwood Town Council's Planning Committee considered the application on 16th March 2018 and recommended permission (1), but would accept the Planning Officer's decision.

From: planning.appeals@nfdc.gov.uk
Sent: 12 September 2018 14:30
To:
Subject: Appeal received on 17/11772

An appeal has been submitted to the Planning Inspectorate in respect of the application detailed below. The appeal will be considered by means of Written Representations.

Application No: 17/11772

Planning Inspectorate Reference: APP/B1740/W/18/3204836

Site: Land adjacent to 23 NEW ROAD, RINGWOOD BH24 3AU

Description: 2 bungalows (Outline application with all matters reserved)

Reason(s) for refusal: The proposal would constitute unjustified residential development in an area of countryside that is designated Green Belt, and the proposal would therefore also constitute inappropriate development in the Green Belt. The development would, moreover, have a detrimental urbanising impact due to the significant encroachment of built form into an open rural edge setting, which would be harmful to the character and appearance of the area. It is not considered very special circumstances to justify the proposal would apply, and, accordingly, the proposed development would be contrary to the National Planning Policy Framework's policies on Green Belt, Policies CS2 and CS10 of the Core Strategy for New Forest District outside of the National Park and policy DM20 of the Local Plan Part 2: Sites and Development Management.

To view the grounds of appeal please refer to the "Appeal Form" document attached to the case on our website:

http://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= NEWFO_DCAPR =203817

The Planning Inspectorate have an online appeals service which you can use to comment on this appeal at <https://acp.planninginspectorate.gov.uk>, these must be made by 17/10/2018.

If you prefer to write in, please write quoting the appeal reference to the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN to arrive no later than 17/10/2018.

Ringwood Town Council's Planning Committee considered the application on 2nd February 2018 and recommended refusal (2), but would accept the Planning Officer's decision. It added that ' The Committee supported the Planning Officer with regard to the proposal being contrary to Policy DM20 and an encroachment on Green Belt land.'



Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2018-19 budget)								
A1	Traffic Assessment	Agreed not to proceed at Full Council 27/06/2018 (G/6167 refers)	£4,000 (Provision)	£0	£0	N/A	N/A	Budget revised from £7,000
A2	Cycle Stands	Included in plans for Market Place improvements	£500 (Provision)	£0	£500	Minimal	Probable	Awaiting choice/availability of site
A3	Crow Stream	Annual flail and clearance by volunteers carried out in August/September. Stream banks to be sprayed in Spring to control growth of hemlock water dropwort.	£1,020	£0	£1,020	Moderate	Probable	RTC invited to a meeting with NFDC, HCC and Linden Homes to discuss drainage issues on 18/10/18.
A4	Human Sundial	HCC have offered an engineer to project manage the scheme early in the new year.	£8,000	£0	£8,000	Moderate	Possible	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518))
A5	Neighbourhood Plan	Recommendation to proceed not supported by PT&E Committee on 3/8/18. Item on agenda for Full Council 26/9/18.	£3,000	£0	£3,000	Moderate	Probable	
A6	Sign Painting at Friday's Cross	Planning consent granted 24/7/18 Ringwood Society obtaining quotes for sign painting and scaffold.	£1300	£66	£1300	Minimal	Probable	Ringwood Society project, with contribution and support from RTC Budget increase and procurement agreed by P&F 19/9/18 (F/5606)
A7	Street-lighting in Kings Arms Lane	Work not carried out as expected as pole disconnected from mains – awaiting details of other options and outline costs from HCC/SSE	£0	£0	£800	Minimal	Possible	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497)) HCC agreed to adopt for maintenance purposes.



Projects with budgetary implications (not included in 2018-19 budget but added since)

B

Projects with no budgetary implications

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Budget	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	HCC completed feasibility of crossing to south of Lidl roundabout and carrying out feasibility of crossing to north in revised location– awaiting approval prior to design and implementation				Minimal	Probable	Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	Feasibility report for proposed town centre improvements submitted by HCC to HE to support bid for designated funds. Next meeting with HE due early 2019.				Moderate	Unlikely	Town centre improvements might require use of developer contributions in addition to contributions from Highways England, if bid is successful.
C3	Moortown drainage improvements	HCC intend to open the Moortown Lane system this winter – the valve will be slowly opened when there is enough water to monitor the effect over a few days.				Moderate	Probable	To be carried out and funded by HCC. Non-return flap valves still to be fitted, to prevent stream backflowing – to be discussed further with HCC at drainage meeting on 18/10/18